



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from

7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, September 7 and 21, 2012

Monday, September 3, 2012 (Labor Day)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, SEPTEMBER 19, 2012

7:00 P.M.

*"Even if something is left undone,
everyone must take time to sit still
and watch the leaves turn."*

~ Elizabeth Lawrence ~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, Sept. 14, 2012.

5. **APPROVAL OF MINUTES**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.

8. TIME EXTENSIONS

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

- A. CUP12-00014: JUAN MENDEZ (JOHN MILLINGTON)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automobile auto body repair and paint shop within an existing industrial building on property located in the Former Industrial Redevelopment Project Area (IRP), M-2 Zone at 1905 Abalone Avenue. (Reso. No. 12-059)
- B. CUP12-00015: LAURIE PORTER / SMOG CITY BREWING LLC (ALBERT AVOIAN)
Planning Commission consideration for approval of a Conditional Use Permit to allow a tasting room and retail sales of beer in conjunction with a brewery on property located in the M-2 Zone at 1901 Del Amo Boulevard #B. (Reso. No. 12-060)
- C. PRE12-00011, WAV12-00008: PEVELERS CUSTOM INTERIORS (VINCE AND CYNTHIA PELLERITO)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence, in conjunction with a Waiver to allow a reduction of the setback requirements on property located within the Hillside Overlay District in the R-1 Zone at 235 Paseo de las Delicias. (Reso. Nos. 12-061, 12-062)
- D. PRE12-00012: LANE DESIGN AND BUILD (MAJID BAKSH)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 456 Calle de Castellana. (Reso. No. 12-063)

13. RESOLUTIONS

A. DVP12-00008, MOD12-00005, DIV12-00006, WAV12-00010:
JEFF ROBINSON / SCOTT ROBINSON HONDA

Adoption of Resolutions reflecting the Planning Commission's September 5, 2012 approval of a Development Permit and Modification of a previously approved Conditional Use Permit (CUP69-23) to allow the expansion and renovation of an existing automobile dealership, the incorporation of the adjacent southerly lots into the dealership operation, and the construction of a car wash, in conjunction with a Division of Lot to consolidate parcels and for the abandonment of a portion of the public alley on the Final Parcel Map, and a Waiver of the required landscape setback on properties located in the H-PR and R1(P1-PP) Zones at 20340 Hawthorne Boulevard.
(Reso. Nos. 12-053, 12-054, 12-055, 12-056)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT